



R O Y A L
C O N N A U G H T
P A R K



“...a pleasant mixture of the grand and the intimate...”

SIR JOHN BETJEMAN

“Here are no walls grown grey with mellowing years” began a 1904 poem written by A.C. Knight in praise of Bushey’s recently opened Royal Masonic School for Boys.

His theme was that the newly-built school, unlike many ancient British educational establishments, was no academic mausoleum shackled by its own traditions; instead it represented a fresh start, a turn-of-the-century symbol of looking to the future. Today the venerable Bushey complex with its fine quadrangle and imposing clock tower is perhaps hard to see from Knight’s perspective, but we can readily identify with the contemporary impressions of A.E. Blackwell, a man who was a pupil at the Wood Green school until shortly before the relocation. Blackwell had been fond of the previous premises but was quick to celebrate the unique appeal of this new school’s design and location.

“The countryside is fine and open and presents a typical English scene of trees and meadowland” he wrote.

“Into this setting the architects of a new Royal Masonic School designed a set of buildings which are thus placed in ideal surroundings and themselves are an embellishment to the scene. The red brick and stone facings are admirable for the setting, and the lay-out is spacious and in no sense monumental. One is struck by the elegance, with a warm welcoming appearance so admirably fitted for its purpose, giving ample accommodation with wide spaces around...there is dignity and homeliness here.”

In fact The Royal Masonic School for Boys was to enjoy mixed fortunes during the 20th century, finally closing its doors in 1977 when, after much wrangling, the building was sold. Its fate might have been worse. Indeed for a time its uncertain future had become a minor cause célèbre, being debated in the press and even provoking a letter to The Department of the Environment from the poet John Betjeman.

“I have only seen the outside of (the) Royal Masonic School at Bushey” Betjeman wrote. “I can see that it is a pleasant mixture of the grand and the intimate and its like will not be built again. So why destroy it?” Happily, instead of being destroyed, it was to become the home of The International University-Europe during the final years of the 20th century, eventually to be reborn once again in the elegant form of the present Royal Connaught Park development.

So the building that first saw the light of day at the dawn of the Edwardian age, is once again looking to the future. This time it also has a past, but remarkably its “dignity and homeliness”, its “welcoming appearance” and its blending of “the grand and the intimate” have survived intact down the years.

No pastiche or nostalgic gesture to the past, Royal Connaught Park is the genuine article, purpose-built a century ago and today able to offer discerning home buyers their own place in history in surroundings of warm, civilised seclusion.





A R I C H T R A D I T I O N

A future full of promise
IN A SETTING FROM THE PAST



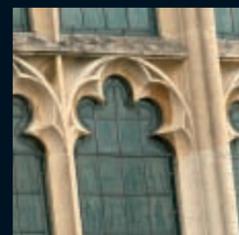
Royal Connaught Park – A unique development of luxury apartments set within a Grade II listed building and with over 100 acres of mature parkland

Owning a home at Royal Connaught Park is a unique opportunity to enjoy luxurious living in a superb historical setting.



A Grade II listed complex, Royal Connaught Park was until recently occupied by The International University-Europe, and for 70 years prior to that it was home to The Royal Masonic School for Boys.

The original buildings were designed by the Victorian architects Gordon, Lowther & Gunton, and the foundation stone was laid by Queen Victoria's son The Duke of Connaught.



Today this magnificent collection of buildings still enjoys superb views across its own 100 acres of mature landscaped grounds and retains its original atmosphere of seclusion and quiet dignity.

To own a luxury home in such an architectural gem is a rare privilege and that privilege is now available to anyone who wants to invest in luxury and seclusion in a beautiful English setting

I N T R O D U C T I O N



"Here are no walls grown grey with mellowing years"



A N A D M I R A B L E S E T T I N G

A degree of refined living
SO RICHLY DESERVED



Royal Connaught Park is a remarkable architectural and landscaping achievement to which has been added an imaginative and luxurious mix of conversions and new apartment homes



Approached through impressive entrance gates, a historic clock tower sits within JFK House, the signature building at Royal Connaught Park and named as a tribute to the Kennedy family who once resided nearby during the Second World War.

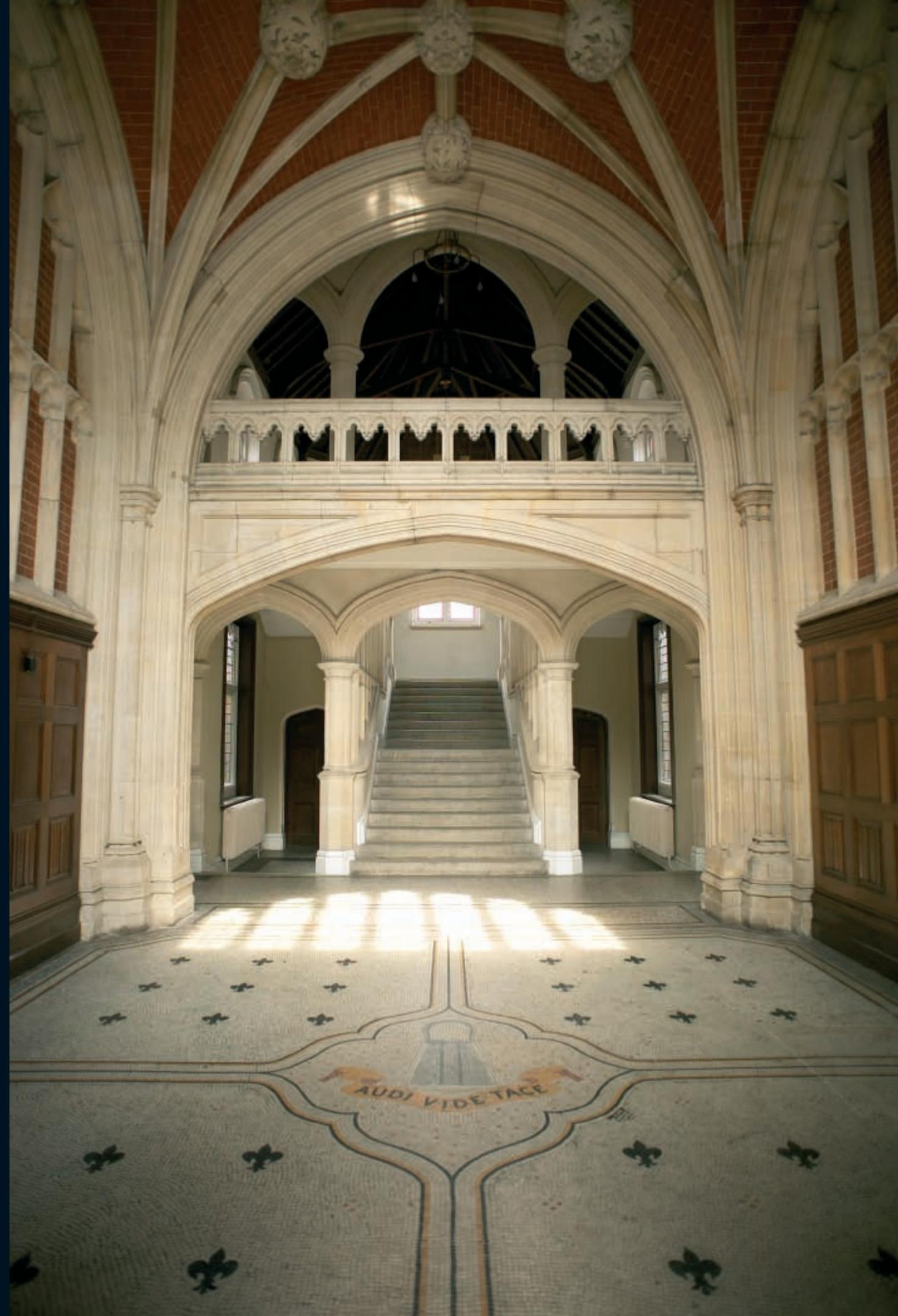


No two dwellings at Royal Connaught Park are alike and each has been individually designed with unstinting attention to craftsmanship using only premium materials selected to complement the quality of the original buildings.

A large underground car park for residents is a vital but discreet additional facility that makes no visual impact upon the harmony of the grounds.

Twenty four hour on-site security adds peace of mind to the long list of benefits of living at Royal Connaught Park, now perhaps the most prestigious residential address in sought-after Bushey

S U R R O U N D I N G S





“Elegant with a warm, welcoming appearance”



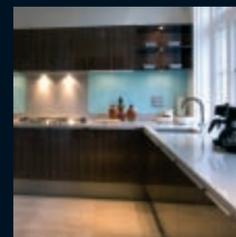
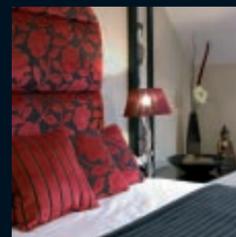
W H E R E L U X U R Y I S A R E A L I T Y

Now is the time to claim
YOUR OWN PLACE IN HISTORY



Each apartment is designed and finished to the highest specification – en suite to master bedroom; classic, premium-quality furnishing; and ergonomic spacious kitchens fully equipped with the latest integrated appliances.

The result is luxurious modern interior design that perfectly complements the traditional quality of the architectural surroundings.



Magnificent apartments sensitively incorporated into a listed building and in a setting of outstanding natural beauty – an irresistible combination

I N T E R I O R S



“Surroundings of warm, civilised seclusion”



T H E G R A N D & T H E I N T I M A T E

FEATURES & SPECIFICATIONS



General

- Gas central heating
- Underfloor heating to hallways and lounge
- High level acoustic insulation
- Contemporary radiators
- Telephone and multichannel TV points to all main rooms
- Porcelain/granite tiled flooring to living areas
- Quality carpets to bedroom
- Chrome finishes to light switches and powerpoints
- Mood lighting
- En suite to master and selected bedroom
- 10 year Premier Guarantee to all apartments
- Skirting and architraves to match existing
- Gas fires



Kitchens

- Poggenpohl fully fitted kitchens with Miele appliances (or similar)
- Waste disposal unit
- Granite/stone worktops
- Gas hob
- Stainless steel hood
- Integrated double oven
- Integrated microwave, washer/dryer, dishwasher and American style fridge/freezer (to selected apartments)
- Stainless steel one and half bowl sink
- Champagne cooler (to selected apartments)
- Ice maker and water cooler
- Coffee maker

Bathrooms

- Electric heated towel rails
- Power shower
- Limestone/porcelain tiled walls
- Luxury sanitaryware

Security

- Video entryphone system
- 24 hour security and CCTV
- Private gated development
- Designated car parking plus ample visitor parking

The Development

- Approximately 100 acres of mature parkland
- Concierge
- State-of-the-art health and fitness club
- Swimming pool
- Communal landscaped gardens
- Uplighting to main buildings
- Courtesy shuttle coach to train station



S P E C I F I C A T I O N S



"Blending of the grand and the intimate"



R E L A X A T I O N & R E C R E A T I O N

More than just YOUR LUXURY HOME



Royal Connaught Park residents can exercise at their own pace in the private on-site health and fitness centre. Appointed with the latest state-of-the-art fitness equipment, the centre puts a top quality facility right on your doorstep.

The health and fitness centre will include:

- Heated swimming pool
- Massage and natural beauty treatments
- Luxury changing rooms
- Dance and aerobics studio
- Steam room
- Sauna
- Café/bar
- Gymnasium



If you prefer a relaxing stroll or a brisk walk, there are over 100 acres of mature parkland to enjoy while, a short drive from Royal Connaught Park, lies the beautiful Aldenham Country Park with its lakeside walks, a nature reserve and a sailing club.



Golfers will appreciate the proximity of Royal Connaught Park to The Grove and its 18 hole championship golf course – widely regarded as one of the finest new golf courses in Europe.

Just a short stroll away and situated adjacent to Royal Connaught Park, Bushey Hall Golf Club (the oldest golf club in Hertfordshire) provides a perfect local setting for one of the world's most popular games.

F I T N E S S , S P O R T & L E I S U R E



The Grove – Five star hotel, spa and championship golf course just 20 minutes from Royal Connaught Park





STAYING CONNECTED

A masterful location IN A CLASS OF ITS OWN



Despite the prevailing atmosphere of seclusion and retreat at Royal Connaught Park, fast transport links are only a few minutes away

Connections include the M1 motorway – providing access to the Midlands and the North, and the M25 which puts Heathrow Airport and several connecting major motorways within easy reach.

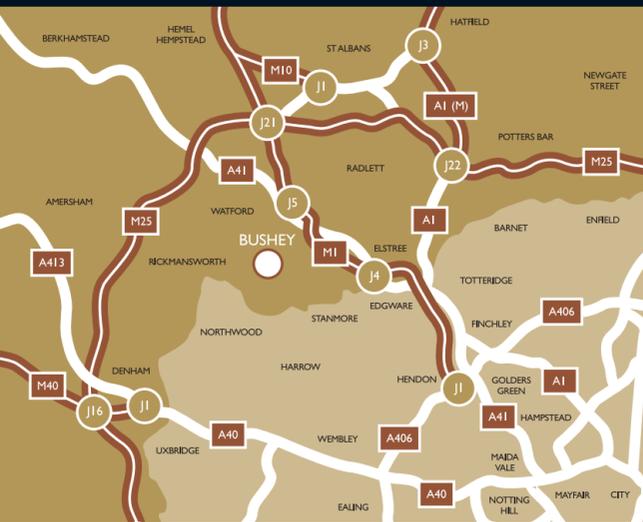
Bushey Station (approximately 5 minutes drive) provides a frequent fast rail service to London Euston and a courtesy coach service will be available to Royal Connaught Park residents, leaving every 10 minutes to Bushey Station and every half hour for Watford town centre.

Watford Junction mainline station and the Watford Metropolitan London Underground line are also within easy access.

Traditional seclusion and privacy with the convenience of modern transport links

- >> 5 minutes to Bushey station
- >> 9 minutes to M1 & M25 motorway
- >> 10 minutes to Watford Town centre
- >> 20 minutes to Euston by train*
- >> 30 minutes to Heathrow Airport
- >> 36 minutes to West End by train & tube**

* Source: Silverlink Train Services
** Source: Transport for London (www.tfl.gov.uk)



LOCATION



THE LOCALITY

Top marks for AMENITIES & ENTERTAINMENT



The picturesque village of Bushey is nearby with its small but distinctive shops, pubs, restaurants and bars

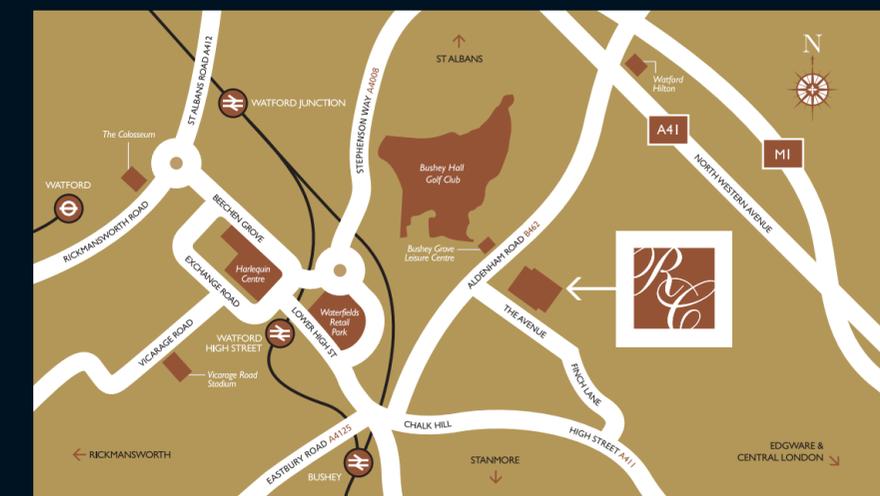
For more extensive shopping, neighbouring Watford is home to the Harlequin Centre, one of the UK's largest shopping malls hosting over 130 individual stores.



The local area is also abundant with good schools (both private and public) including Haberdashers' Aske's, Queens' School and Watford Grammar all within easy commuting distance and serviced by reliable public transport links. The Purcell School, a specialist school for gifted young musicians, is situated across the road from Royal Connaught Park and one of Britain's leading independent boarding schools, Harrow School, is just under 5 miles away.



For lovers of fine cuisine there is plenty of choice close to Royal Connaught Park. Visit a selection of informal restaurants in Watford's burgeoning Café Quarter or alternatively pay a visit to The Grove, a five star spa hotel, renowned far beyond the locale for its choice of outstanding restaurants.



LOCATION



“There is dignity and homeliness here”



ROYAL
CONNAUGHT
PARK

*"The countryside is fine and open
and presents a typical English
scene of trees and meadowland"*

A.E. Blackwell





T H E D E V E L O P E R

An introduction to COMER HOMES GROUP



*Comer Homes Group developments. From clockwise top left:
Princess Park Manor (Friern Barnet), Stoke Court (Stoke Poges),
Carmel College (Wallingford), Harefield Grove (Harefield)*

The Comer Homes Group is a leading property developer in both the UK and Europe

Over the years, the company has acquired a special expertise in creating quality homes of great charm, character and distinction.

Extensive research is conducted to identify and then acquire landmark buildings that can be transformed internally into state-of-the-art living spaces whilst sympathetically restoring, preserving and enhancing the original, often unique architecture and landscaped grounds.

The Comer Homes Group is now proud to introduce you to a truly special opportunity to secure your own place in history at Royal Connaught Park in Bushey, Hertfordshire.

Royal Connaught Park —
Your own place in history



C O M E R H O M E S G R O U P



R O Y A L
C O N N A U G H T
P A R K

For sales enquiries call:
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Fax: 01923 223 400

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